

The meeting minutes concerning Rancho Lone Mountain The ANNEX permit with  
Dunnam Civil Engineers.

Date : 7/16/07 3:00 pm.

Location: NDOT District 1.

Participants: Consultant, Dunnam Civil Engineers, Sam Dunnam.

NDOT; Eduardo Miranda, Jim Ragan

NDOT Permit 992372007 Martin Greenwald.

The commitment that the City of Las Vegas will be building the closed conduit facility north in the east side right of way area of Rancho Road from the Lone Mountain Road corridor was reviewed. The City would accept flows from the Rancho Corridor into the Lone Mountain planned drainage facility. An agreement is needed with the City of Las Vegas or with the applicant for the maintenance of the east side of Rancho right of way corridor to clean areas from any ponding. An applicant which disturbs the area within the right of way is also required to perform maintenance of the constructed facility. The master plan facility proposed as a concrete lined channel 10 ft BW, 3.5 ft D, 2:1 SS will not be built.

A meeting held by the applicant and Kent Sears produced the request to build the back of walk on the east side of Rancho at a 62.5' offset, instead of the 53' offset, to accommodate future widening on Rancho.

The consultant stated the flood water elevations would not exceed the Rancho edge of pavement elevations. The slopes along the Rancho corridor are slight.

The existing berms on the property are going to be removed as required by the City sight development plan review.

The fire department requirements for the driveway slope is that it cannot exceed greater than 6%. The existing elevation for the drive elevation at the right of way line must be matched. Raising the elevations at the ROW would obstruct flow. Lowering elevations would increase the slope on the drive to an unacceptable slope.

The Rancho corridor widening is not being funded by the State yet.

The consultant stated the issue of the federal requirement for the provision of ADA access to the sight. The ADA route could be traversed on the right side of Rancho pavement.

NDOT may accept a new driveway approach.

NDOT does not want an island development created by the driveway, curb gutter, and handicapped access ramps in the ROW. NDOT does not want the curb and gutter and the access ramp as proposed. A complete ADA access design must be proposed which provides access from the south side of Lone Mountain which has sidewalk, across Lone Mountain and along Rancho, which would also provide access from Santa Fe Station. If the entire ADA access facility cannot be provided, then no ADA access within the Rancho ROW in an isolated design should be proposed. A complete ADA access route from Lone Mountain road right of way to the property should be proposed, or no ADA access should exist within the Rancho right of way. The construction of continuous curb and gutter all the way from the Lone Mountain Road right of way north through the Rancho Road right of way to the property development would be needed in a complete access design.

**ROC-23867**

**10-03-07 CC**

The consultant will meet with the City of Las Vegas again.

A consideration was made to hold the property improvements until the drainage conduit and the widening of the Rancho corridor is performed.

Action Items:

NDOT requests a maintenance agreement with the City or the Applicant.

NDOT will wait for response from applicant upon its consultation with the City of Las Vegas.

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